154.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,500 / 650,500
					USE VALUE:	650,500 / 650,500
					ASSESSED:	650,500 / 650,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
833		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LORING SCOTT R & MIMI GRANEY	
Owner 2:		
Owner 3:		
Street 1:	833 CONCORD TURNPIKE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	MAGALHAES DEBRA J/JOSEPH R -
Owner 2:	-
Street 1:	833 CONCORD TURNPIKE
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	240,100		410,400	650,500
Total Card	0.115	240,100		410,400	650,500
Total Parcel	0.115	240,100		410,400	650,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.34 | /Parcel: 438.3

Legal Description

User Acct 102604

GIS Ref

GIS Ref

Insp Date 01/13/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 154.0-0003-0004.0

!12101!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,200	0	5,000.	410,400	650,600	650,600	Year End Roll	12/18/2019
2019	101	FV	191,700	0	5,000.	384,800	576,500	576,500	Year End Roll	1/3/2019
2018	101	FV	191,700	0	5,000.	318,100	509,800	509,800	Year End Roll	12/20/2017
2017	101	FV	191,700	0	5,000.	292,400	484,100	484,100	Year End Roll	1/3/2017
2016	101	FV	191,700	0	5,000.	266,800	458,500	458,500	Year End	1/4/2016
2015	101	FV	181,300	0	5,000.	261,600	442,900	442,900	Year End Roll	12/11/2014
2014	101	FV	181,300	0	5,000.	243,200	424,500	424,500	Year End Roll	12/16/2013
2013	101	FV	181,300	0	5,000.	231,400	412,700	412,700		12/13/2012

PRINT

Date	Time
12/11/20	02:12:58

LAST REV

Date	Time
09/19/17	13:47:58

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12101

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGALHAES DEBRA	54334-98		2/26/2010		402,700	No	No		
COAKLEY DANIEL	35350-291		4/26/2002		350,000	No	No		
	12170-36		3/13/1972		28,600	No	No		N

USER DEFINED

Prior Id # 1:	102604
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	807	New Wind	2,750	C				
8/9/2016	1098	Redo Bat	9,000	O				reno upstairs bath
8/1/2003	623	Wood Dec	4,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2009	Measured	372	PATRIOT
8/14/2002	MLS	MM	Mary M
11/23/1999	Meas/Inspect	256	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	410,400	Spl Credit		Total:	410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	79021
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386641
Depreciation:	146537
Depreciated Total:	240104

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

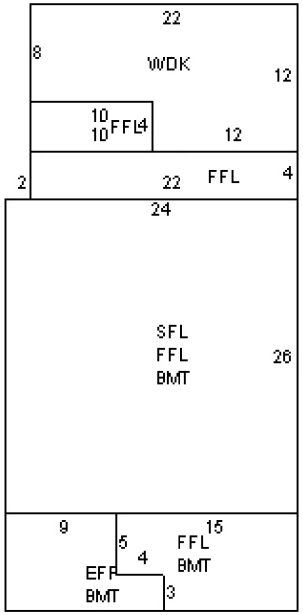
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	92.06
Final Total:	240100	Val/Su SzAd	161.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	860	173.730	149,406
BMT	Basement	816	52.120	42,529
SFL	Second Floor	624	173.730	108,406
WDK	Deck	224	10.360	2,320
EFP	Enclos Porch	84	59.030	4,959

Net Sketched Area:	2,608			Total:	307,620
Size Ad	1484	Gross Are	2608	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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